

BILL NO. S-96-12-18

SPECIAL

ORDINANCE NO. S-12-97

**AN ORDINANCE amending Ordinance  
Number G-10-84 dealing with  
Historic Preservation Districts**

**WHEREAS**, The Common Council of the City of Fort Wayne, Indiana, by passage of Ordinance Number G-10-84 has created Chapter 151 of the Municipal Code of the City entitled "Historic Preservation and Protection Districts."

**WHEREAS**, Sections 151.10 through 151.13 of Chapter 151 provide procedures by which areas may be designated as "Historic Districts."

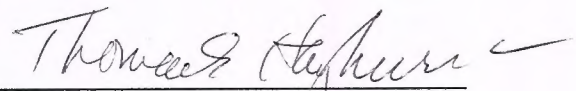
**WHEREAS**, G-10-84 needs to be amended to reflect the additional designation of one (1) property as a Historic District.

**NOW THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE, INDIANA:**

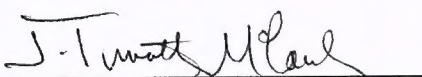
Section 1. The property listed as 812 South Calhoun Street is hereby designated a Historic Preservation District, and in that regard Ordinance Number G-10-84 is hereby amended by adding thereto at Section 151.02 (B) thereof the designation herein made.

Section 2. The map submitted herewith as Exhibit "A" is approved and it is noted that all legal steps have been taken by the Historic Preservation Review Board pursuant to Section 151.10 through 151.13 of Chapter 151 of the Municipal Code.

Section 3. That this ordinance shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

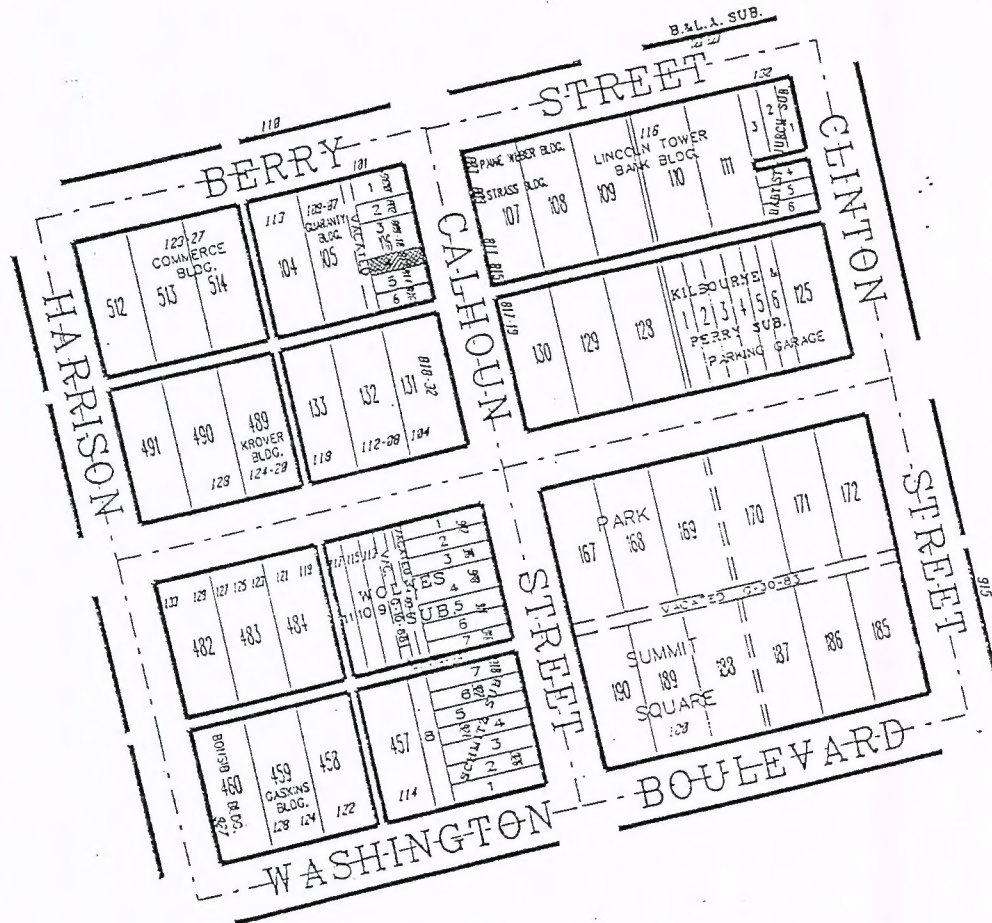
  
\_\_\_\_\_  
City Council Member

APPROVED AS TO FORM AND LEGALITY

  
\_\_\_\_\_  
J. Timothy McGaulay, City Attorney

KLINGLER JEWELERS  
(MORDHURST ORIENTAL DRUG STORE)  
812 SOUTH CALHOUN STREET  
FORT WAYNE, INDIANA

HISTORIC DISTRICT DESIGNATION



- SUBJECT PROPERTY



STAFF REVIEW OF  
HISTORIC DISTRICT PETITION

Applicant: Karl Klingler

Case No.: HPRB 11-25-96HD

Subject Property: 812 South Calhoun Street

Common Name: Klingler Jewelers

Legal Description: Sub Lot 4 Sub D Lot 106, Original Plat & E 5  
of N 20 ft. of S 60 ft. Lot 105, Vac alley.

Date of Review: November 25, 1996

Cultural Resources Survey Information:

Rating: Notable

Style: Queen Anne

Use: Commercial

Condition: Fair

Construction Date: 1886

Integrity: Altered

Reason for Petition:

The applicant has been approved for a Historic Facade Challenge Grant to restore the architectural integrity of the building. Under the grant program's regulations, the owners agree to: 1) restore the building's integrity in compliance with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings; 2) allow Community and Economic Development to approve all design, color, and material choices per said standards; and 3) afford protection of the City's investment in historic preservation by petitioning the Historic Preservation Review Board and Fort Wayne City Council to designate the property pursuant to Chapter 151 of Fort Wayne's Municipal Code.

Staff Comments:

Section 151.11 (B) of Fort Wayne's Municipal Code allows for the designation of single property historic districts. In applying the criteria set forth in Section 151.13 of the ordinance, it has been determined by staff that the subject property meets Criteria B(2) "Embodies those distinguishing characteristics of an architectural or engineering type"; B(3) "Is the work of a designer whose individual work has significantly influenced the development of the community; B(4) "Is the work of a designer of such prominence that such work gains its value from the designer's reputation; and B(6) "Contains any architectural style, detail, or other element in

danger of becoming extinct".

### Description

Historically known as the Mordhurst Oriental Drug Store Building, 812 South Calhoun Street is a narrow, 5 story, brick commercial building originally constructed in 1886. Designed by the architectural firm of Wing & Mahurin, the building was built in the Queen Anne style with Moorish design elements. Historic photos of Calhoun Street show the building rising well above the neighboring structures and possessing an elaborate metal cornice and a two-story bay window on the second and third floors. Over the years the building had undergone a series of unsympathetic alterations which obscured its original design. The prominent bay window was removed c1950 and replaced with a large shallow, internally lit box composed of ribbed glass panels set into a wood frame and surrounded by peach colored carrara glass tiles. During this period and later, the storefront went through comparable changes. With the assistance of Facade Grant funding, the original character of the building is being restored with a sympathetic reconstruction of the bay window, repairs to the fourth and fifth floor windows and cornice, and painting the building in a 4 color paint scheme.

### Significance

The building is significant as a rare, high-style example of Queen Anne commercial architecture with unusual, high-quality detailing designed by the firm of Wing & Mahurin, one of the most successful architectural firms in Indiana in the late 19th and early 20th centuries. John Wing & Marshall Mahurin were responsible for many outstanding buildings throughout the state which are usually characterized by their combination of Queen Anne and Romanesque styling. Other works in Fort Wayne include the Bass Mansion (St. Francis College Library), the old City Hall (Historical Museum), and St. Paul's Evangelical Lutheran Church. With the exception of the 1895 Elektron Building at 215 E. Berry Street which differs considerably in style and scale, the Oriental Drugstore (Mordhurst Bldg.) is the only Wing & Mahurin commercial building to survive in downtown Fort Wayne.

As with Queen Anne residential architecture, commercial examples of the style feature exuberant detailing and a variety of surfaces and textures to enliven their facades. An article from the January 22, 1886 Fort Wayne Journal describes the grand opening of the Oriental Drug Store and expounds on its splendid decorative features. Although the first floor interior has been greatly altered, the upper floors retain much of their original character due to a lack of use. The exterior has retained its elaborate and unusual metal cornice and arched windows which vary on each floor, and is now having the bay window returned to the 2nd and 3rd floors. While never as commonplace as the preceding Italianate style, Queen Anne commercial buildings are now extremely rare in Fort Wayne.



Staff Recommendations:

Designation of 812 South Calhoun Street as a local historic district will allow the property owner to receive financial assistance through the Historic Facade Challenge Grant Program. Passage of this petition will ensure another accurate restoration of one of the city's significant commercial properties and aid in the beautification and revitalization of the South Calhoun commercial area. Historic district designation will protect the building from inappropriate modifications, thus sustaining its architectural integrity and economic viability.

For the reasons stated above, staff recommends that the Historic Preservation Review Board approve the petition and submit the required documentation to the Planning Commission for review and comment and the Fort Wayne City Council for final approval pursuant to Chapter 151 of the municipal code.

# FORT WAYNE JOURNAL: FRIDAY MORNING, JANUARY 22, 1886

## ALADDIN'S PALACE

IS LIKE THE ORIENTAL DRUG  
STORE OPENED YESTERDAY

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A Peep at the Splendors of H.W.  
Mordhurst's Beautiful Estab-  
lishment---Nothing in the  
West to Equal it.

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At 74 Calhoun street the public  
has seen a building of symmetrical  
proportions rise far higher than its  
fellows, until at the end of a fifth  
story progress upward was stopped,  
and people have since known little  
more about the building or its  
projector's plans.

About the front of the building  
was placed a barricade which shut  
out all vein of affairs within and it  
was not until yesterday afternoon  
that this obstruction was removed  
and people were bidden to enter and  
see for themselves the progress that  
had been making.

There was but one opinion and  
that was of grateful surprise. The  
dazzling splendor of the interior by  
common consent exceeds that of  
any similar establishment in  
Chicago, St. Louis, or other western  
cities. The general design is  
Moorish and it has been followed as  
closely as it would admit in all the  
splendid details.

Above the principal window,  
which has been turned into a  
conservatory of flowers and is made  
kaladescopic by reason of beautiful  
pockets of goods revolving upon a  
great wheel, is a great colored glass  
made expressly for this  
establishment from Venetian  
opalescent pieces. From within and  
without the sight is surpassingly  
beautiful. The glass of the front  
door is marked in beautiful lines of  
Moorish design by the pyrographic  
process. The floor is laid in  
encaustic tile, and the designs are  
wrought with the rarest taste. The  
shelving is new and of beautiful  
design, and well burnished bottles  
line the sides of the walls to the

lofty ceiling. Here the frescoer and  
painter have achieved a marked  
success. Nowhere is there a richer  
design or one better executed.

In the rear of the store is an  
enchanted little fire place, which  
deceives most of the callers. The  
brass andirons are covered with  
pieces of terra cotta resembling  
billets of wood, asbestos is scattered  
above and the flames of many gas  
jets being let through holes in the  
asbestos the effect is to redden the  
asbestos into the cleverest  
counterfeit of live coals imaginable.  
Ashes sprinkled on the hearth  
complete the deception.

The four stories above the  
principal salesroom are reached  
either by ornamental stairway with  
brass newel post and railing leading  
to the street or by one of H.J.  
Reedy's patent safety elevators, so  
safe that the other day the cables  
were cut when the car was on the  
fifth floor and it fell less than half  
an inch before it was automatically  
clutched and held fast.

Here are to be found the  
physicians, many of them. The  
signs are displayed in a neat frame  
at the entrance, which shows also  
their exact location in the building.  
Above are the wholesale rooms and  
the places from which are drawn the  
supplies for the salesmen beneath.

All day long and late into the  
evening "The Oriental" (for so the  
new place will be appropriately  
called) was crowded with visitors.  
A polite clerk ran the elevator in  
numberless trips up and down the  
long shaft. Mr. Mordhurst was on  
every hand complimented upon the  
rare taste displayed by him and was  
kept busy explaining this or that  
wonderful feature or particularly,  
interesting feature.

The Journal warmly congratulates  
the gentleman on the full measure  
of his success. Twenty years  
devoted to the study of the business,  
while they have brought him  
prosperity, have brought him also  
the knowledge of how best to  
satisfy the demands of a trade that  
has grown from a modest beginning

to wonderful proportions.

With his present enlarged  
facilities, Mr. Mordhurst increases  
his stock in every department.  
Staple and fancy drugs will be kept  
in great quantities, and the eastern  
markets will be carefully watched  
for any new and desirable additions.  
In patent medicines there will be a  
full line. In druggists sundries the  
largest retail houses will not be  
better supplied. There will be in  
season soda for the ladies and  
imported and domestic cigars for  
the gentlemen always.

Of surgeons instruments and  
barbers supplies the establishment  
will make specialties, and these  
goods will be jobbed by Mr.  
Mordhurst's commercial travelers  
upon the road. Already his store is  
looked on to as the chief depot of  
supply in Northern Indiana.

But it is in the careful  
compounding of prescriptions that  
the Oriental will take a high stand.  
There is no drug so scarce, no  
remedy so rare, but that the Oriental  
will supply it, and physicians and  
patients who patronize the  
establishment will be assured of the  
correctness in every detail of the  
medicine there obtained.

## THE ARCHITECTS

It will be of interest to know that  
the designers of this palatial  
business house are not imported  
artists but our own townsmen,  
Messrs. Wing & Mahurin, whose  
handiwork is visible in so many of  
our modern houses that they appear  
to have half transformed already the  
appearance of our business and  
residence streets. The interior of  
the Oriental was the work of many  
thoughtful hours and the realization  
of the architects plans (which,  
however, were always subject to  
alteration by Mr. Mordhurst) is a  
triumph of no little consequence.

The Oriental will continue to  
attract visitors for many days and  
nights and all will be made  
welcome by the courteous  
proprietor and his corps of  
assistants.





## MEMORANDUM

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TO: City Council Members

FROM: Donald A. Orban, Historic Preservation Planner, Community and Economic Development *DAO*

DATE: December 4, 1996

SUBJECT: Historic District Designation

Fort Wayne's Historic Preservation and Protection Ordinance (G-10-84), was established to preserve and protect those historically or architecturally worthy structures, sites, and districts which impart a distinct aesthetic quality to the city and which serve as visible reminders of the historic heritage of the city. To assist in achieving this goal, criteria are set forth in the ordinance for the establishment of multiple and single property historic districts.

Pursuant to Chapter 151 of the municipal code, the Historic Preservation Review Board has held public hearings and approved the designation of the following property as a local historic district:

<u>Bldg. Name</u>	<u>Address</u>
Klingler Jewelers (Mordhurst Oriental Drug Store)	812 South Calhoun Street

In compliance with section 151.12 (D) of this code, a map of the district approved by the HPRB is being submitted to the Planning Commission for review on February 3, 1997 for review and comment.

Historic District designation for Klingler Jewelers was initiated by the owner as a result of the building receiving Historic Facade Grant funding for exterior rehabilitation.

The Historic Preservation Review Board recommends that the Council adopt the attached ordinance amendment in recognition of the historical value of the property and to afford protection of this landmark for future generations.

Attached, please find the required map of the property approved for designation by the HPRB as well as the review detailing the buildings' significance.

Read the first time in full and on motion by Hay Hurst,  
and duly adopted, read the second time by title and referred to the  
Committee on Regulation (and the City Plan Commission  
for recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Conference Room 128, City-County Building, Fort  
Wayne, Indiana, on \_\_\_\_\_, 19\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, M., E.S.T.

DATED: 12-17-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Hay Hurst  
and duly adopted, placed on its passage. PASSED LOST  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT:
TOTAL VOTES	<u>8</u>			<u>1</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT				<u>✓</u>

DATED: 1-14-97

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. S-12-97  
on the 14th day of January, 1997

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 15th day of January, 1997,  
at the hour of 11:30 o'clock A, M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of January,  
1997, at the hour of 9:30 o'clock A M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



**DIGEST SHEET**

**TITLE OF ORDINANCE** SPECIAL ORDINANCE

**DEPARTMENT REQUESTING ORDINANCE** COMMUNITY & ECONOMIC DEVELOPMENT

**SYNOPSIS OF ORDINANCE** APPROVES HISTORIC PRESERVATION DISTRICT DESIGNATION FOR  
812 CALHOUN STREET

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EFFECT OF PASSAGE** HISTORIC PRESERVATION DISTRICT DESIGNATION IS APPROVED

**EFFECT OF NON-PASSAGE** HISTORIC PRESERVATION DISTRICT DESIGNATION IS NOT  
APPROVED.

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS)** \_\_\_\_\_

**ASSIGNED TO COMMITTEE (PRESIDENT)** \_\_\_\_\_

BILL NO. R-96-12-18

REPORT OF THE COMMITTEE ON REGULATIONS

THOMAS E. HAYHURST - REBECCA J. RAVINE - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON Ordinance REGULATIONS TO  
WHOM WAS REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) amending Ordinance  
Number G-10-84 dealing with Historic Preservation Districts

Ordinance  
HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
~~(ORDINANCE)~~ (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Thomas Hayhurst

Rebecca J. Ravine

Public Safety

John E. Jones

Rebecca J. Ravine

John E. Jones

Rebecca J. Ravine

Clinton R. Edwards

DATED: 1-14-97.

Sandra E. Kennedy  
City Clerk